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# Estates of Brentwood 2007 Homeowner's Meeting

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# Agenda

- Road Construction Update
- Wall Construction Update
- Budget Report
- Election of Officers
- Neighborhood Update & Activities
- Web Site
- New Business

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# Road Project...

- **Good News**

- Work has been taking place
- South side was opened first

- **Bad News**

- Delays...                   ATT& T, Weather, etc...
- Cooperation?:   Wall construction, Damage to Entrance
- Modifications / Changes to Road Plan
- Completion Date:               **May / June 2008**

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# Wall Project....

- We have come a long ways.....





















**Infrastructure  
for Stoplights**



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# Wall Project

- Construction
  - Great Walls of Texas
  - Total Cost: \$160,219.28
- Engineering
  - McIntrye & McIntrye
  - Total Cost: \$5573.00
- County's Fees: \$1000.00
- "Work in progress" project...
  - Trees, Personalities, Changing conditions, etc....



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# Wall Project, con't

- Funding
  - Paid in full: 65
  - Financing: 26
  - Loan: \$36,000 @ 9% 3 Year
    - Semi-Annual payments

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# Wall Project, con't

- Loose ends..
  - Wiring Covers
  - Additional fill dirt
  - Vent pipe modification
  - Entrance enhancements



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# Entrance Issues....

- **Electric**

- Only on the West side.. ( Wires cut )
- Junction Box has internal damage
- Need to move lights

- **Water**

- Only on the West Side
- Major damage on both sides of the entrance

- **Costs:**

- Electric:                                 \$ 3500???
- Irrigation system:                         \$ 2500???

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# Entrance Issues....

- **Landscaping**

- Entrance Beds
  - Out of control / Plants too large
  - Start over???
- East Side of Centennial
  - New landscaping
  - Tree trimming
  - Fence Painting
- Irrigation needs to be in place



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# Budget Report

- Annual Dues: \$200
- 2007 Annual report
- 2008 Propose Budget
  
- Wall Project / Special Assessment report

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# Board Election

- Current Officers
  - Ken Mills
  - Ray Young
  - Mark O'Connor
  - Pat O'Rourke
  - John Ryder
  - Richard Siegmund
  - Open
- Positions: 7
  - 2 Year postions: 4
  - 1 Year positions: 3
- Nominations.....

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# Villagio Project

- Developer: Marcel Group from Houston
- \$85 million project
- 117,310 square feet of Retail/Restaurant space
- 31,800 square feet of Professional Office space
- 300 Luxury Apartments with all the amenities
- Surface and garage parking
- Outdoor dining and designated pedestrian areas



# New Development....



*Villagio*  
at Austin





ADJACENT TO  
HEB SHOPPING CENTER

**Chase  
Bank**

at F.M. 620

F.M. 620 NORTH  
STATE OF TEXAS  
HALL COUNTY, TEXAS  
(SHEET 001)

**SITE PLAN**



# Villagio Entrance View



PERSPECTIVE (1 OF 3) (ENTRANCE VIEW FROM FM. 620 NORTH)



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# 2007 Park & Maintenance

- **2007 Park Maintenance**

- Assistance from Pucketts
  - Debris pickup
- No path repair
- 2008 work will be needed

- **2007 Maintenance**

- Minimal maintenance along Anderson Mill Road
- Entrance: No mowing
- Entrance: No watering

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# Architectural Committee

## ■ Function

- ❑ Monitoring the guidelines of the Convenances
  - ❑ Yards, walkways, cars / trailers / boats / etc.
  - ❑ Garabage Cans
- ❑ Safeguard; Helps protect our property value
- ❑ Review proposals: Fences, Major landscaping, etc.

## ■ 2008 Activities

- ❑ Stricter enforcement in 2008
- ❑ If you planning changes, please contact them first....

## ■ Committee report

- ❑ John Ryder

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# Brentwood HOA Web Site

- Lot of content...
  - Covenants, Articles, Minutes, Finance reports, etc.
- Board would like to make this the primary communication instrument with Homeowners...
- Need email addresses



# Brentwood HOA Web Site con't.

Home - Microsoft Internet Explorer

Address: <http://estatesofbrentwood.org/default.aspx>

## Estates of Brentwood

Sponsored by the Home Owners Association

- Home
- Documents
- FAQ
- Images
- Policy Letters
- Links
- Future Projects
- HOA Board and Committees
- Events Calendar
- Our Neighborhood
- Map and Directions
- Site Map
- Contact Us

### Your 2006 HOA Board Members:

- Pat O'Rourke (president)
- Bob Roach (secretary)
- Mark O'Connor (treasurer)
- Kelly Bahrs
- John Ryder
- Richard Siegmund
- Randall Stephens

### News Items:

Annual Meeting 3pm on Sept. 10th

**Hail Damage** was found on several homes on Rockwell Place from the April storm. You may wish to have your own roof checked for damage.

A powered lawn edger was taken from the open garage of a home on Rockwell Place in early August. This type of **petty theft** can be avoided by keeping your garage door closed if you are not present.

2006 Neighborhood Listing (name/address)  
2004 Q & A regarding roadwork

Looking to **Advertise** ?  
Contact webmaster regarding this space !!

### Volunteers Needed !!

Please contact webmaster to help out on the Social Committee

Home | Contact Us | About Us | Site Map

Powered by Microsoft Office Live

start | AT&T Network Glen... | Internet Explorer | IBM Lotus Notes... | Windows Explorer | Microsoft Power... | FreeCell Game #3045 | 100% | 75° | 9:00 PM Monday 9/4/2006

Estates Of Brentwood

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# New Business

- Social Committee???

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# The End

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**Estates Of Brentwood**